

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2014/0565	Ward: Tottenham Hale
Address: GLS Depot, Ferry Lane London, N17 9NF	
Proposal: Variation of condition 2 (approved drawings) attached to planning application HGY/2012/2210 for minor alterations consisting of shifting of building footprints by 50cm, increase in height by 15cm and alterations to internal layout, elevations, materials and landscaping.	
Existing Use: Residential	
Proposed Use: Residential	
Applicant: Bellway Homes Limited	
Ownership: Private	

DOCUMENTS
Title
Cover letter February 2014

PLANS		
Plan Number	Rev.	Plan Title
1276_0010	B	Location Plan
1362/001A	A	Pavilion E3 & E4 Landscape Proposal
1362/002	-	Courtyard E3 & E4 Hard Landscape Plan
3461-PL(02)301	-	General Arrangement Site Plan
3461-PL(03)201	-	General Arrangement Ground Floor Layout
3461-PL(03)202	-	General Arrangement Typical 1 st to 7 th
3461-PL(03)210	-	General Arrangement 8 th Floor
3461-PL(03)211	-	General Arrangement 9 th Floor
3461-PL(03)500	-	Ground Floor Plan approved and Proposed Amendments
3461-PL(03)501	-	Typical 1st to 7 th Approved and Proposed Amendments
3461-PL(03)502	-	8 th Floor Plan Approved and Proposed Amendments
3461-PL(03)503	-	9 th Floor Approved and Proposed Amendments
3461-PL(05)500	-	North & South Elevation Approved and Proposed Amendments
3461-PL(05)501	-	West & East elevation Approved and Proposed Amendments

3461-PL(09)100	-	Proposed North & west elevation
3461-PL(09)101		Proposed South & East Elevation
Case Officer Contact: Jeffery Holt P: 0208 489 5131 E: Jeffrey.Holt@haringey.gov.uk		
PLANNING DESIGNATIONS: None.		
RECOMMENDATION GRANT VARIATION subject to conditions		

SUMMARY OF REPORT

The application site consists of two development plots on the east side of the Hale Village development. The buildings are part of a set of five buildings known as the Pavilions. Outline permission for these five buildings was granted in 2006 and subsequently renewed in 2012 as part of the Hale Village development. Pavilions 1 and 2 have been completed. Reserved matters applications for Pavilions 3 and 4 were approved March 2012 (reference: HGY/2012/2210).

The current planning application is a section 73 application to amend an earlier reserved matters permission. The proposed amendments forming part of this section 73 planning application seeks to address issues which have emerged following detailed design stage. The changes sought include moving the buildings 50cm west, increasing the height of the buildings by 15cm and amending the internal layout, elevations materials and landscaping. No change to the amount of development is proposed.

The merits of the original outline permission and subsequent approved reserved matters cannot be revisited under a section 73 planning application.

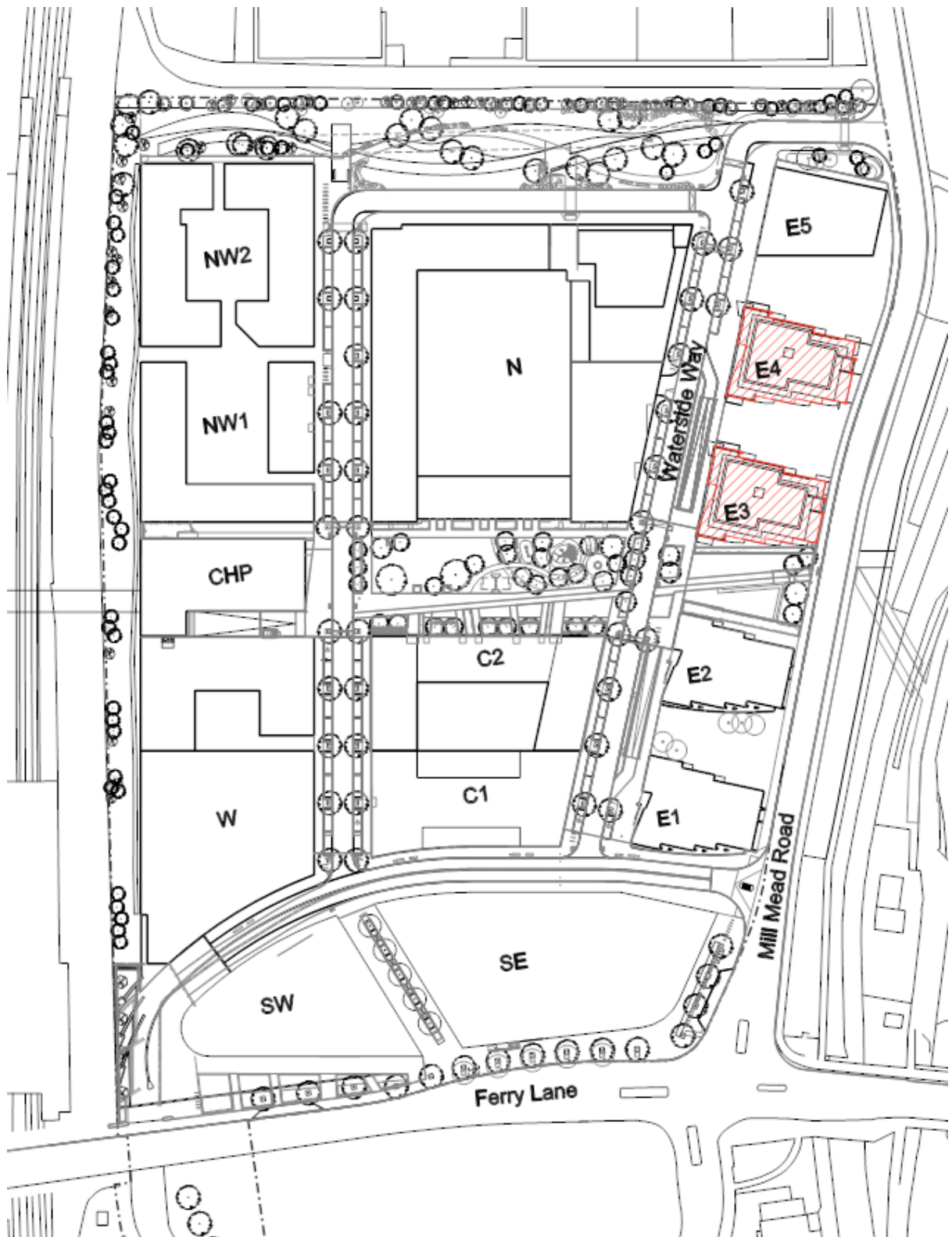
The amendments would have a minor impact on the merits of the approved scheme and are considered acceptable.

The Council has consulted widely and responses have been taken into account by officers.

The proposed amendments contained within the section 73 planning application are considered to be in accordance with National Guidance and London and Local Policy and therefore the variation to the approved reserved matters is recommended, subject to the imposition of conditions.

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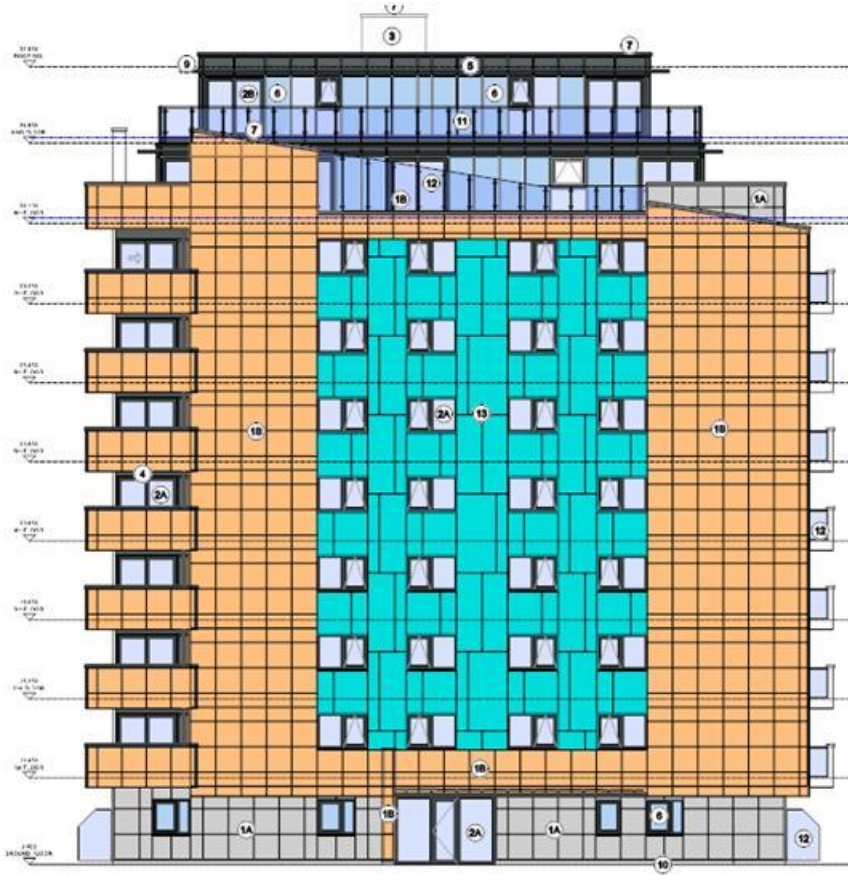
1.0 SITE PLAN



2.0 IMAGES



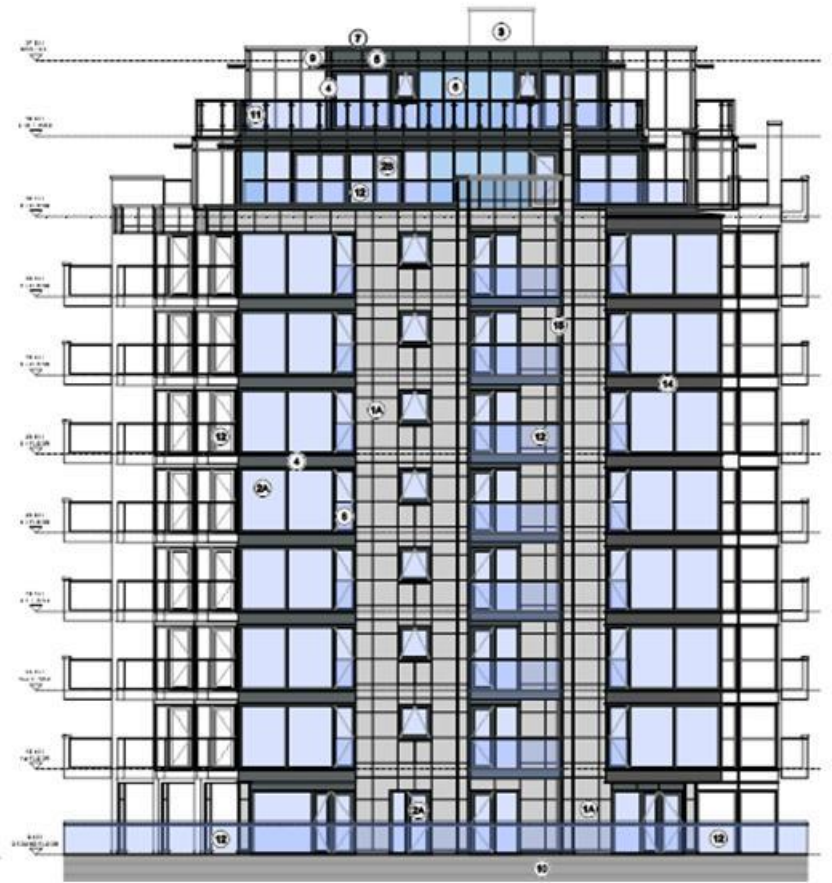
North elevation



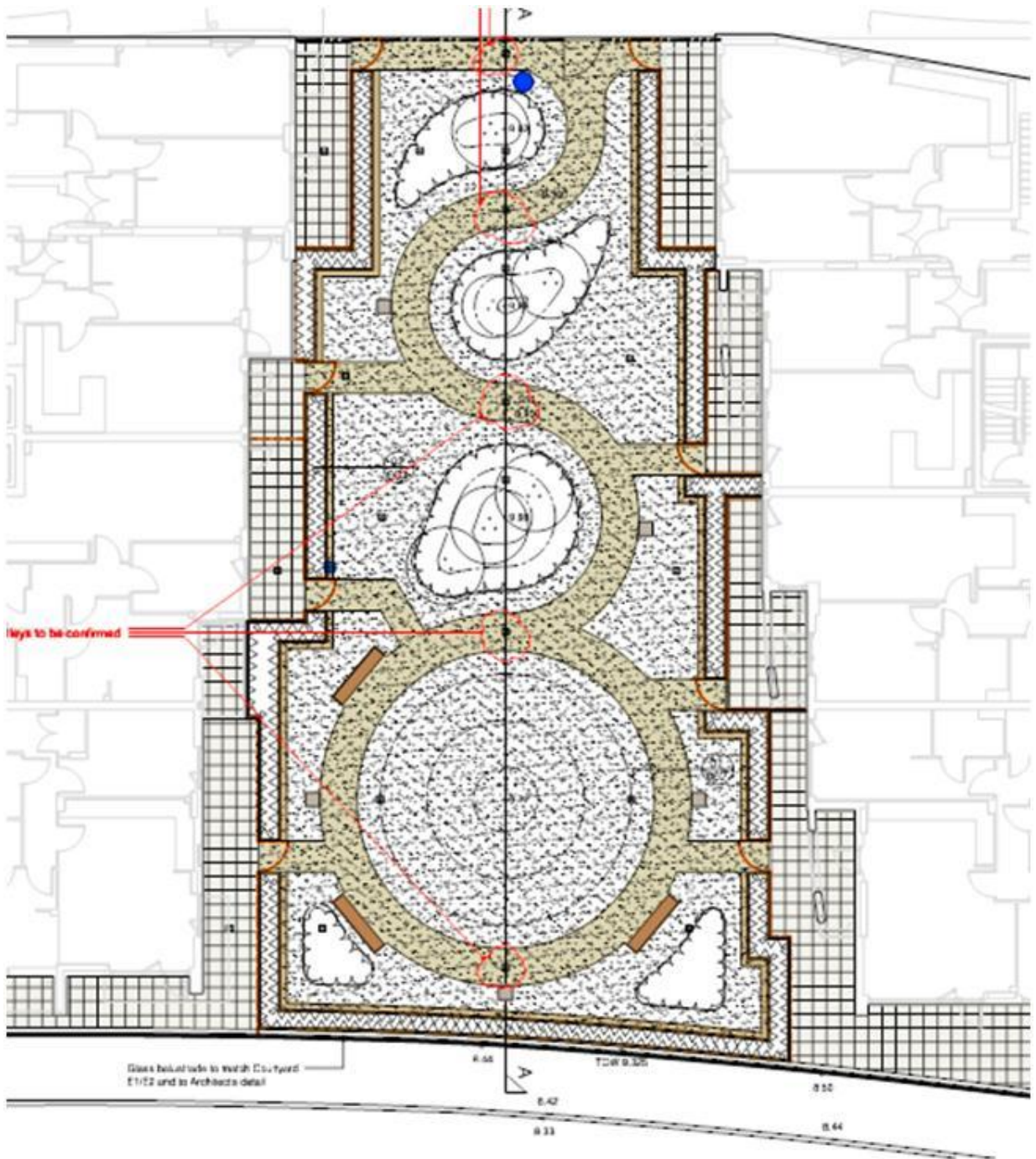
West elevation



South Elevation



East Elevation



Proposed Landscaping

3.0 SITE AND SURROUNDINGS

3.1 The application site consists of two development plots on the eastern side of the Hale Village development at Tottenham Hale. The site fronts Millmead Road to the east with the River Lee beyond. To the south are a pair of recently completed ten-storey residential blocks. To the west is Waterside Way, an internal road within Hale Village which provides vehicle access to the site. To the north is a vacant plot of land which will be developed in similar manner.

3.2 The two development plots are part of a series of five plots known as the Pavilions and are arranged along the eastern edge of the Hale Village development. Pavilions 1 and 2 to the south are complete. Pavilions 3 and 4 are subject to this application and Pavilion 5 to the north will be the last to be completed. All five buildings will be of similar size and massing.

4.0 PLANNING HISTORY

4.1 Outline planning permission was originally granted for the Hale Village mixed use development on 9 October 2007. The development includes new homes, student accommodation, offices, retail & open space. This permission was renewed in March 2012. Details of reserved matters for the application properties were also approved in March 2012. Relevant planning details are listed below:

- HGY/2012/2210 - A reserved matters application (including appearance, layout, access, scale and landscaping) in relation to outline consent no HGY/2010/1897 for Pavilions E3 and E4 and basement car park beneath building plots E3, E4 and E5 forming part of the Hale Village Masterplan Plan and discharge of Conditions 1, 4, 5, 6, 7, 8, 11, 12, 15, 41 and 42 attached to the outline consent. Redevelopment comprising of 2no. ten storey Pavilion buildings including 142 no. residential units and basement car parking comprising 87no. spaces and associated works
- HGY/2010/1897 - Extension of time limit for implementation of outline planning permission HGY/2006/1177 granted 9th October 2007 for a mixed use redevelopment of the site comprising of demolition of all structures and remediation for the development of a mixed use scheme comprising up to 1210 residential units (Use Class C3), student accommodation (C2), office (B1), hotel (C1), retail (A1, A2, A3, A4, A5 and B1) uses, a health centre (D1), a health club (D2), crèche (D1) and a primary school, with provision for underground and on-street car parking, to be comprised within separate building blocks ranging in height from 1 to 18 storeys, incorporating public open space, an unculverted watercourse and Combined Heat and Power (CHP) with associated renewable energy systems – GRANTED

- HGY/2006/1177 - Demolition of all structures and remediation for the development of a mixed use scheme comprising up to 1210 residential units (Use Class C3), student accommodation (C2), office (B1), hotel (C1), retail (A1, A2, A3, A4 ,A5 and B1) uses, a health centre (D1), a health club (D2), crèche (D1) and a primary school, with provision for underground and on-street car parking, to be comprised within separate building blocks ranging in height from 1 to 18 storeys, incorporating public open space, an unculverted watercourse and Combined Heat and Power (CHP) with associated renewable energy systems (outline application) – GRANTED

5.0 PROPOSAL DESCRIPTION

5.1 The application seeks variation of Condition 2 (approved drawings) attached to planning application HGY/2012/2210 to make a number of minor alterations to the approved details. The application is made under section 73 as a 'Minor Material Amendment' to an existing permission. These changes address issues which have emerged during detailed design.

5.2 The alterations are as follows:

- Building footprints moved 50cm to the west
- Height increased in height by 15cm to allow for greater floor-to-ceiling height on ground floor
- Alterations to the position of the bathroom within five flats and a change to the overall layout of a 2-bedroom flat on the first floor
- Alterations to elevations as follows:
 - Stacking of windows on levels 1 to 7 on the north and south elevations (required to accommodate the structure and internal layout changes);
 - Curtain walling, door and window arrangements at levels 8 and 9 amended to suit internal layouts;
 - Alterations to the composition of tespa cladding and stone to the western elevation;
 - Change of material from CAREA Ardal Riven – Joal 9051 beige panel applied to Pavilions 1 and 2 to CAREA Ardal Riven – Opaline 9029 which is a slightly lighter beige panel.
 - Removal of the raked wall at the 8th floor on the western elevation and replacement with a glazed hand rail arrangement.
- Alterations to arrangement of hard and soft landscaping within communal garden serving Pavilions 3 and 4

6.0 RELEVANT PLANNING POLICY

National Planning Policy Framework

The NPPF seeks to ensure that there is presumption in favour of supporting proposals that achieve sustainable development. The chapters relevant in considering the proposed alterations are as follows:

1. Building a strong, competitive economy;
2. Ensuring the vitality of town centres;
4. Promoting sustainable transport;
6. Delivering a wide choice of high quality homes;
7. Requiring good design;
8. Promoting healthy communities;
10. Meeting the challenge of climate change, flooding and coastal change
12. Conserving and enhancing the historic environment

London Plan 2011

Policy 3.3 Increasing Housing Supply
Policy 3.4 Optimising Housing Potential
Policy 3.5 Quality and design of housing developments
Policy 5.3 Sustainable design and construction
Policy 6.7 Better streets and surface transport
Policy 6.9 Cycling
Policy 6.10 Walking
Policy 7.1 Building London's neighbourhoods and communities
Policy 7.2 An inclusive environment
Policy 7.3 Designing Out Crime
Policy 7.4 Local character
Policy 7.5 Public realm
Policy 7.6 Architecture
Policy 7.18 Protecting local open space and addressing local deficiency

Haringey Local Plan 2013-2026

SP0 Presumption in Favour of Sustainable Development
SP1 Managing Growth
SP2 Housing
SP4 Working Towards a Low Carbon Haringey
SP6 Waste and Recycling
SP7 Transport
SP11 Design
SP13 Open Space and Biodiversity

Saved Unitary Development Plan 2006 Policies

UD3 General Principles

UD7 Waste Storage
ENV6 Noise Pollution
M10 Parking for Development

Supplementary Planning Guidance

Haringey Heartlands Development Framework 2005

SPG1a 'Design Guidance'
SPG2 Conservation and Archaeology
SPG4 Access for All – Mobility Standards
SPG5 Safety by Design
SPG7a 'Vehicle and Pedestrians Movement'
SPG7b 'Travel Plans'
SPG7c 'Transport Assessments'
SPG8a 'Waste and Recycling'
SPG8b 'Materials'
SPG8d Biodiversity/landscaping/trees
Open Space and Recreational Standards SPD
Sustainable Design and Construction SPD

SPD - Housing ('Density, Dwelling Mix, Floor space Minima, Conversions, Extensions and Lifetime Homes')
Tottenham Hale SPD October 2006
Hale Village Design Code 2007

Mayor's Housing SPG
Mayor's Shaping Neighbourhoods: Play and Informal Recreation SPG

7.0 CONSULTATION

7.1 The Council undertook wide consultation on the original and subsequent reserved matters applications (refs: HGY/2006/1177, HGY/2010/1897 and HGY/2012/1258 respectively). This included statutory consultees, internal Council services, Ward Councillors and local residents and businesses. As the current application is for minor material amendments, the extent of local resident consultation is smaller but still comprehensive, taking in residents of neighbouring blocks. Below is the list of consultees. Consultation letters were sent by email and by post:

7.2 Internal

- Building Control
- Transportation
- Waste Management
- Housing, Investment & Sites

- Tottenham Team

7.3 External

- Tottenham Hale, Tottenham Green and Northumberland Park Ward Councillors

7.4 Local Residents and businesses

- Residents and businesses of 199 local properties were consulted

7.5 One objection from a local resident was received stating that the proposals are unclear.

7.6 A summary of all objections/comments and officer responses are attached at Appendix 1.

8.0 ANALYSIS / ASSESSMENT OF APPLICATION

8.1.1 Haringey Local Plan Policy SP0 states that:

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). The Council will always work proactively with applicants to find solutions, which mean that proposals can be approved wherever possible and to secure development that improves the economic social and environmental conditions in Haringey. Planning applications that accord will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise taking into account whether:

- *Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as a whole; or*
- *Specific policies in the NPPF indicate that development should be restricted.*

8.1.2 The approved development can be considered as an example of sustainable development in that it seeks to make more intensive use of this

previously developed site to provide residential accommodation in a suitable location.

- 8.1.3 The proposed changes would not have a significant impact on the sustainability of the approved scheme. The following analysis explain this.

8.2 Principle and amount of development

- 8.2.1 No change to the approved land use is proposed. The principle of residential development was accepted under the original outline application and would continue to be in accordance with London Plan Policies 3.3 and 3.4 and Local Plan Policies SP1 and SP2, which seek to provide additional housing in appropriate areas.

- 8.2.2 The amount and density of development also remains unchanged as there is no change to the number of habitable rooms. This quantum of development was approved under the original outline permission and the subsequent reserved matters permission and remains in accordance with Policy 3.4 of the London Plan.

8.3 Standard of accommodation

- 8.3.1 The application proposes internal changes to six flats within the development. These changes consist of minor changes to the position of five bathrooms and the overall layout of one 2-bed flat on the first floor. There is no change to the size, position or aspect of these flats. The development would still be in accordance with London Plan Policy 3.5 'Quality and Design of Housing Developments' and the standards within the Mayor's Housing SPG.

8.4 Design and appearance

- 8.4.1 London Plan Policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Haringey Local Plan Policy SP11 and Saved UDP Policy UD3 'General Principles' continue this approach. More specific guidance is provided in the Hale Village Design Code prepared in 2007.

- 8.4.2 It is intended that Pavilions 3, 4 and 5 will be in alignment. Following detailed design, it has emerged that maintaining alignment would result in encroachment on highway land. Consequently, it is proposed that the

buildings be shifted 50cm west to avoid this outcome. This is considered acceptable in design terms.

- 8.4.3 The proposed increase in height by 15cm is considered to have a minor impact of the design of the buildings. They would still be no higher than the existing Pavilions 1 and 2.
- 8.4.4 The application proposes a number of changes to the elevations. These include changes to the position of windows, curtain walling and doors to accommodate structural elements and the internal layout changes. These changes are not considered to have a significant impact on the design merit of the approved scheme.
- 8.4.5 An amendment to the composition of materials on the west elevation is proposed. The approved scheme had composite stone cladding across most of the elevation with bands of “Trespa” cladding located between the centrally placed windows. It is proposed that the area of Trespa cladding is expanded to fully surround the windows. However, the majority of the elevation would still consist of the composite stone. The overall quality is considered to be retained and this amendment is considered acceptable.
- 8.4.6 In the approved scheme, the top of the external wall on the west elevation is angled so that the northern end is higher than the southern end. This ‘blade’ feature remains however the central section is proposed to be glazed rather than a solid wall. This is to allow the adjacent space to be used as a roof terrace and to provide light to the adjacent flat. The top of the glazing will be angled to maintain the line of the ‘blade’ feature. This amendment is considered acceptable.
- 8.4.7 The final change to the elevation is to the colour of the composite stone panelling discussed above. On Pavilions 1 and 2 the panelling is a dark beige colour (‘Joal’ – 9051). A lighter beige is proposed for Pavilions 3 and 4 (‘Opaline’ – 9029). This amendment is considered acceptable however final approval will be subject to a condition requiring submission of samples
- 8.4.8 Following the proposed changes, the external appearance of the buildings would be of the same quality as the approved scheme and would still be in accordance with the Hale Village Design Code.
- 8.5 Impact on Amenity**

8.5.1 London Plan Policies 7.6 and 7.15 and Saved UDP Policies UD3 and ENV6 require development proposals to have no significant adverse impacts on the amenity of surrounding development.

8.5.2 The size and massing of these Pavilion buildings was approved under the earlier reserved matters application. The current application proposes a shift of the buildings by 50cm to the west and an increase in height by 15cm. It is considered that these alterations would have any material adverse impacts on the amenity of surrounding residents with regards to overlooking, loss of daylight / sunlight, overshadowing, loss or privacy or an increased sense of enclosure / overbearing impact,

8.6 Transport, Traffic, Access and Parking

8.6.1 The application proposes no change to the existing access arrangements and level of parking. The down ramp to the basement would be narrowed to 3.65m to accommodate the 50cm westward shift of the buildings. However, this is still sufficient width for safe vehicular movement. The existing refuse vehicle access from Jarrow Road remains unchanged.

8.6.2 The Council's Transportation Team do not object to the proposed changes.

8.7 Landscaping

8.7.1 The approved scheme included a detailed landscaping treatment. The current application seeks to amend the landscaping scheme so that it is the same layout and design as that completed for Pavilions 1 and 2. This design is considered to be of equal quality, providing areas of hard and soft landscaping, seating and various planting. This amendment is considered acceptable.

9.0 SUMMARY AND CONCLUSION

9.1 The application site consists of two development plots on the east side of the Hale Village development. The buildings are part of a set of five buildings known as the Pavilions. Outline permission for these five buildings was given in 2006 and then renewed in 2012 as part of the Hale Village development. Pavilions 1 and 2 have been completed. Reserved matters for Pavilions 3 and 4 have been approved (ref: HGY/2012/2210).

9.2 The current application is a section 73 application to amend an earlier reserved matters permission. The proposed amendments address issues which have emerged following detailed design and include moving the

buildings 50cm west, increasing the height by 15cm and amending the internal layout, elevations materials and landscaping. No change to the amount of development is proposed.

- 9.3 The merits of the original outline permission and subsequent approved reserved matters cannot be revisited under a section 73 application.
- 9.4 The amendments would have a minor impact on the merits of the approved scheme and are considered acceptable.
- 9.5 The Council has consulted widely and responses were taken into account by officers.
- 9.6 The proposed amendments are considered to be in accordance with National Guidance and London and Local Policy and the variation to the approved reserved matters should therefore be granted subject to conditions.

10.0 RECOMMENDATION

GRANT VARIATION subject to conditions

TIME LIMIT

1. The development hereby permitted shall commence within two years of the date of the original reserved matters permission ref: HGY/2012/2210.

Reason: This condition is imposed by virtue of Section 92 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

DRAWINGS

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

1145_0010 Rev B, 1145_0100 Rev C, 3461-PL(02)301, 1362/001A, 1362/002A, 3461-PL(03)201, 3461-PL(03)202, 3461-PL(03)210, 3461-PL(03)211, 3461-PL(03)212, 3461-PL(09)100, 3461-PL(09)101 and Energy Statement October 2012.

Reason: In order to ensure the development is carried out in accordance with the approved details for the avoidance of doubt and in the interests of amenity.

MATERIALS

3. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved in pursuant to condition 1 of planning permission HGY/2012/1897 shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. All approved materials shall be erected in the form of a samples board to be retained on site throughout the works period for the development and the relevant parts of the works shall not be carried out other than in accordance with the approved details.

Reason: To ensure a comprehensive and sustainable development and to achieve good design throughout the development, in accordance with policies UD1, UD2, UD3 and UD4 of the London Borough of Haringey Unitary Development Plan 2006.

INFORMATIVES:

The new development will require naming. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

The applicant is reminded of the other obligations of the grant of outline planning permission including an obligation to conduct a travel plan.

The applicant is recommended to ensure that materials are from sustainable sources. E.g. the hardwood planters should be FSC sourced.

The landscaping scheme should provide three benches as part of the hard landscaping scheme and as shown on 1362/002.

11.0 Appendices

11.1 Appendix 1 – Consultation responses

No.	Stakeholder	Question/Comment	Response
	INTERNAL		
	Waste Management	No detailed information has been provided with regards to waste storage and disposal.	No change to approved site wide waste scheme. Waste is collected from basement.
	Transportation	<p>The proposed development located in an area with a high public transport accessibility level and is located with easy walking distance of Tottenham Hale transport interchange.</p> <p>The applicant has proposed providing some 87 off street parking spaces as part of the construction of the basement under pavilion 3, 4 and 5; 53 of the proposed 87 car parking spaces will be for the use of the proposed development. The parking provision proposed is in line with the Council's parking policy M10 Parking as outlined in appendix 1 of the UDP. The applicant has also provided cycle parking in line with the 2011 London plan.</p> <p>This development has a site wide refuse management plan which facilitate the collection of refuse and recycling which are stored and collected via the Jarrow Road site access.</p> <p>The proposed development is in line with the site wide master plan and original approved development proposals, subsequently the transportation and highways authority would not object to this application subject to the following conditions:</p> <ol style="list-style-type: none"> 1) A residential travel plan must be secured by way of a condition and submitted to the Transportation Planning team no later than 3 months after the development is occupied. 2) The flowing measure must be included in order to maximise the use of sustainable modes of transport. <ol style="list-style-type: none"> a) The developer must appointment a travel plan co-ordinator, working in collaboration with the Site Management Team to 	<p>Noted.</p> <p>The travel plan is required under the original outline permission.</p>

No.	Stakeholder	Question/Comment	Response
		<p>monitor the travel plan initiatives annually.</p> <p>b) Provision of welcome induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables, to all new residents, welcome pack to be approved by the Councils Travel planning team.</p> <p>Reason: To promote travel by sustainable transport to and from the site and to reduce traffic and congestion on the transportation and highways network.</p>	
	LBH Tottenham Team	<ul style="list-style-type: none"> • Materials should be from sustainable source • Landscaping – additional seating should be provided. 	<p>Materials for the buildings will be finally approved at a later date. Informative added.</p> <p>Detailed hard landscape drawing shows three benches. Informative added to clarify this.</p>
	LOCAL RESIDENTS/BUSINESS		
	One objection	Details of the proposal are unclear	Details are provided on the website as set out in the consultation letter